



2002 Gahanna Land Use Plan Update

November 2002



Land Use Planning in Gahanna

- Long Tradition of Planning (latest plan in 1993)
 - Flexible Vision of Future Development
 - Diverse and Balanced Growth
 - Preservation of Natural Areas & Corridors
 - Targeted Re/Development Nodes
 - Efficient Use of Infrastructure
 - Enhanced quality of life & property value





Why an Update to the Plan?

- Allows us to Adjust Previous Plans
 - Changing needs as Gahanna matures and develops
 - Unforeseen development trends & challenges
- Ensures Consistency of Planning
 - Makes Existing Plan Current
- Establishes a Public Record
 - Keeps Plan Consistent with Community's Goals and Concerns
- Provides a Basis to Plan & Grow
- Ties together Existing Area Plans





The Update Process

- Input from:
 - Administration & City Departments
 - Development Department & Zoning
 - Township Officials
 - City Council Member Interviews
 - Planning Commission
 - Public Hearings
 - Public Comment
- Review of Development Trends
- Review of Current Plans
- Changing Goals & Target Areas





Suburban Form Priorities

Gahanna's Planning Goals are to Create & Maintain:

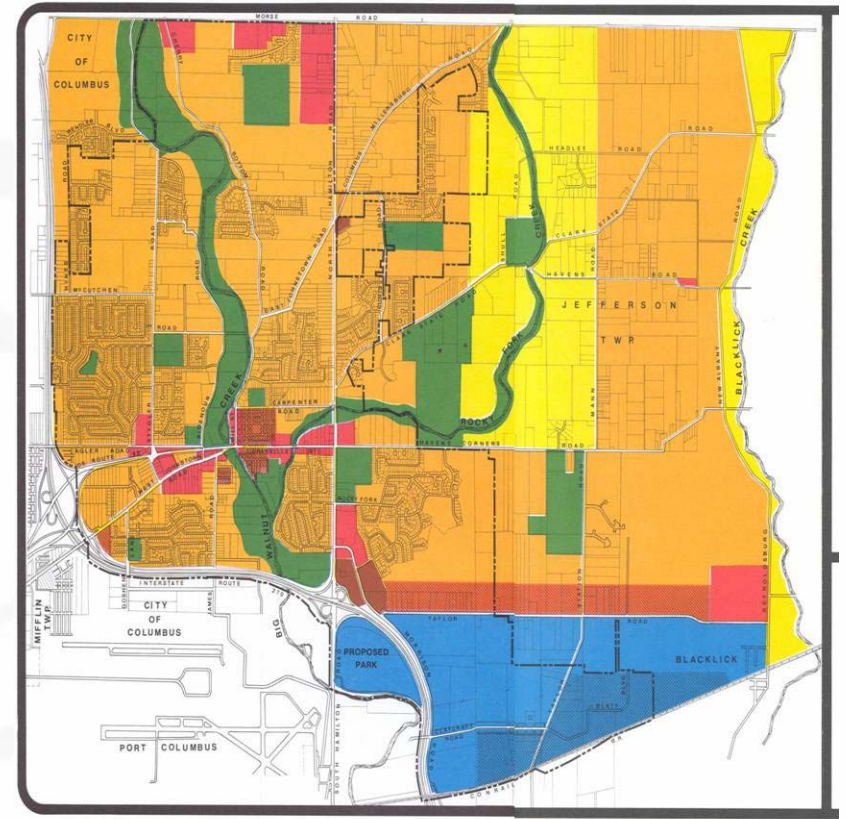
- Compact Land Use Patterns
- Economic and Cultural Vitality
- Mixed Use Nodes
- Economic Focus & Centers
- Adequate Public Facilities
- Parks and Open Space Links
- Healthy Neighborhoods





1978 Land Use Plan

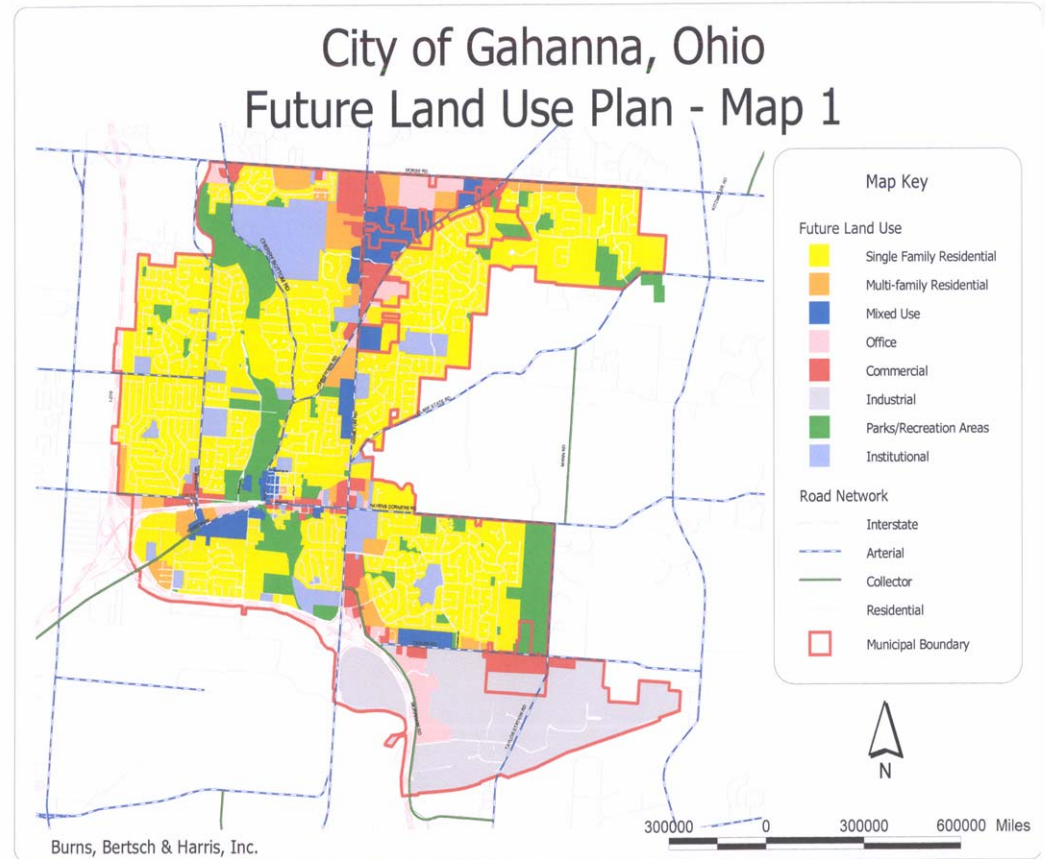
- Original City Plan
- Atypical Suburban Planning
 - Single Family Focus
 - Commercial Land Use
 - Industrial Land Use
- Vision
 - Industrial District
 - Open Space
 - Public Facilities





2002 Future Land Use Plan

- Better Planning
 - Mixed Use Focus
 - Complementary
 - Sustainable
- Vision Continued
 - Industrial District
 - Open Space
- Utilizes GIS





Current Zoning Plan

OFFICIAL ZONING MAP OF THE CITY OF GAHANNA

Zoning *follows* Planning

Creating Diversity & Stability

- Suburban Family & Multi-Family
- Mixed Use Areas
- High Technology Industrial
- Neighborhood Commercial
- Niche Commercial
- Town Center Development





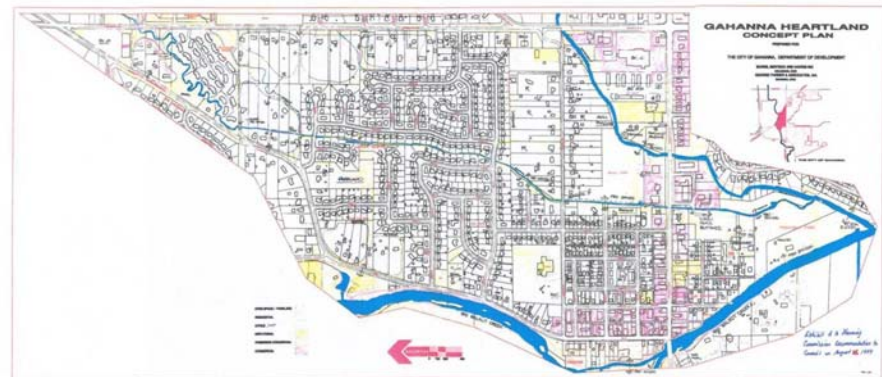
Identifying Target Nodes

- Some areas are experiencing:
 - New Challenges due to Age or Decline
 - New Pressures because of new Development
 - New Opportunities because of Infrastructure
- This Update Identifies those areas and:
 - Reviews Changes that are happening or those that *could happen* if trends persist
 - Proposes Ways to:
 - Better accommodate those changes
 - Protect areas from these pressures
 - Prepares the City for Future Planning Challenges



Target Node: Hamilton Rd Corridor

- High Pressure Development Area at City's Heart
- Heartland Plan protects rural character
- Triangle Plan encourages redevelopment
- Update *reconciles the two and recommends*:
 - Area between 62 & Clark State stay Residential in the spirit of the Heartland Plan
 - Area between 62 & Morse redevelop appropriately to mirror the Triangle Plans





Target Node: Taylor Road Corridor

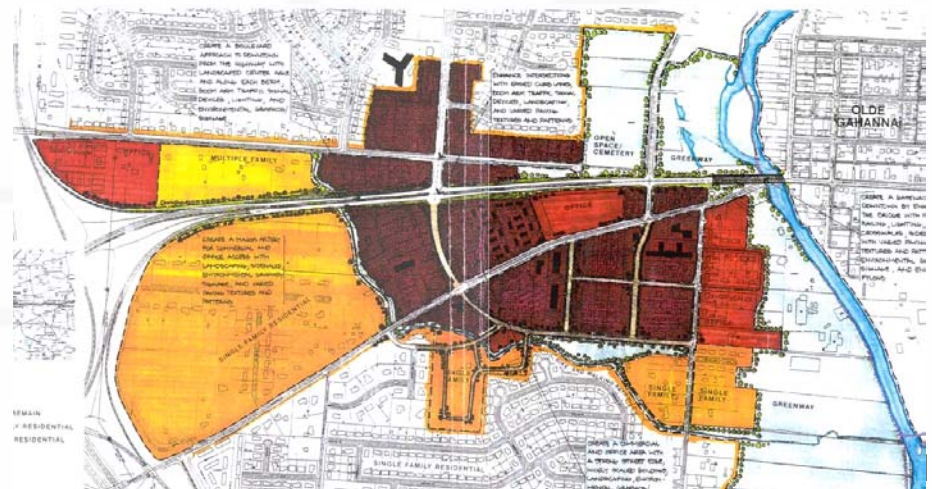
- Intense Redevelopment Pressure
- Northern Boundary of Industrial District
- Adjacent Subdivisions & Older Taylor Rd. Residential
- Update *recommends*:
 - Restrict non-residential development east of Helmbright Drive to match existing infrastructure & character of the area
 - As New Development Occurs:
 - Respect Neighborhoods with appropriate buffers
 - Require Quality Development





Target Node: West Gateway

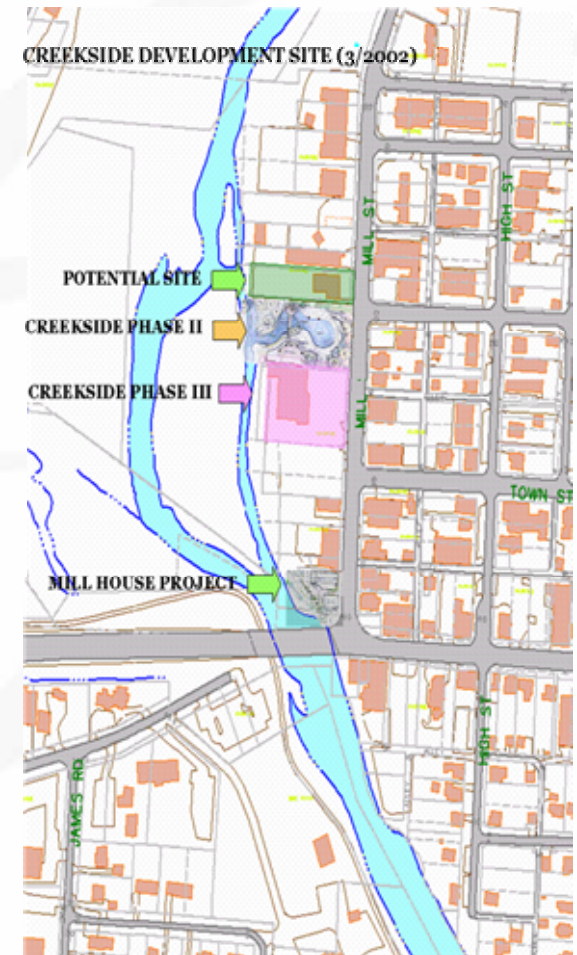
- Major Commercial & Office Redevelopment Area
 - Vacant Land – Aging Commercial – High Traffic
- Surrounded by Older, Stable Residential
- Overlay West Gateway Plan
- Update *recommends*:
 - Area targeted for Mixed-Use Redevelopment
 - High Standards for New Development
 - Buffers to protect neighborhoods
 - Mitigate Traffic Problems





Target Node: Olde Gahanna

- Existing Mixed Use
- Stable, Quality Residential
- Struggling Commercial
- Thriving, Scattered Office
- Density & Variety of Use
- High Potential Reinvestment Area
- Plan *recommends*:
 - Continued redevelopment focus
 - A better way-finding system
 - Protection of Older Residential
 - High Standards for In-Fill Housing





Target Issue Areas:

- Plan *addresses and recommends*:
 - Infill Housing Development Standards
 - Anticipated Redevelopment Pressure
 - New, Larger Houses in Older Neighborhoods
 - New Infill needs to meet all neighborhood standards and be in context with the area
 - Mixed Use Redevelopment Nodes
 - Several Aging Commercial Centers (Greyfields)
 - Areas in prime locations
 - Great candidates for mixed-use development
 - New development should provide for long-term stability of development & complement residential



Target Issue Areas:

- Plan *addresses and recommends*:
 - Municipal Growth & Annexation
 - Carefully examine requests for annexation to weigh costs, benefits, & impacts to infrastructure – especially new residential
 - Maintain an open dialogue and explore joint planning with the townships
 - Recommends Quality over Quantity
 - Open Space Planning
 - Allow Conservation Development Practices
 - Begin a Parks & Recreation Planning Process
 - Strict Protection of Natural Features & Waterways



**Growth is inevitable and desirable, but
destruction of community character is
not. The question is not whether your
part of the world is going to change.
The question is how.**

Edward T. McMahon, The Conservation Fund